



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, NOVEMBER 18, 2025**

This meeting has been properly noticed and posted online at <https://clarkcountynv.gov/agendas> and Nevada Public Notice at <https://notice.nv.gov/>, and at the following Principal Office:
Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV.

The Clark County Commission Chambers are accessible to individuals with disabilities. With twenty-four (24) hour advanced request, a sign language interpreter may be made available (telephone number TT/TDD: Nevada Relay toll-free (800) 326-6868) and assisted listening devices are available at the meeting upon request. A copy of the agenda sheets for this meeting can be found at <https://clarkcountynv.gov/agendas>. Versión en español se puede encontrar en <https://clarkcountynv.gov/agendas> haciendo clic en "Detalles de la reunión". Ang bersyon sa Tagalog ay matatagpuan sa <https://clarkcountynv.gov/agendas> sa pamamagitan ng pag-click sa "Mga Detalye ng Pagpupulong". Supporting material for each item, including information provided at the meeting, is available at <https://www.clarkcountynv.gov/comp-planning> for inspection by clicking "Services" and selecting "Land Use Documents", visiting the Department of Comprehensive Planning located at 500 S. Grand Central Parkway, Las Vegas, NV 89106, or by contacting Nicole Razo at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 26 are routine items for possible action.

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission. Items 18 through 26 will be forwarded to the Board of County Commissioners' meeting for final action on 12/17/25 at 9:00 a.m., unless otherwise announced.

ITEMS 27 – 31 are non-routine public hearing items for possible action.

These items will be considered separately.

All items are final action unless appealed within five (5) working days or unless otherwise announced. Appealed items will be forwarded to the 12/17/25 Board of County Commissioners' meeting at 9:00 a.m. in these chambers. Notice of appeals can be found on our website in the Notice of Final Action for this meeting (address above), at the Clark County Government Center, Current Planning Division or by calling (702) 455-4314.

If you wish to speak to the Planning Commission about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Please clearly state your name and address and please spell your last name for the record. Please be advised that the Planning Commission has the discretion to take items on the agenda out of order; combine two or more agenda items for consideration; remove an item from the agenda or delay discussion relating to an item on the agenda at any time; and they may impose up to a 3 minute time limit for speaking on an item.

If you wish to comment on an agenda item via email, you may send an email to zoningmeeting@clarkcountynv.gov. Please include the item and application number in the "subject" portion of the email. The entire comment will be included in the written record for the item.

OPENING CEREMONIES

CALL TO ORDER

PLEDGE OF ALLEGIANCE

1. Public Comments.
2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
3. Approval of minutes. (For possible action)

ROUTINE ACTION ITEMS (4 – 26):

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission. Items 18 through 26 will be forwarded to the Board of County Commissioners' meeting for final action on 12/17/25 at 9:00 a.m., unless otherwise announced.

4. ET-25-400105 (WS-25-0003)-MIRANDA FAVIOLA & MARQUEZ HOMERO MERAZ:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to allow an accessory structure prior to a primary building on 3.27 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Kyle Canyon Road and west of Buena Vida Street within Lower Kyle Canyon. AB/my/cv (For possible action)
5. TM-25-500175-W H PROPERTIES, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 1.99 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Rosanna Street and north of Patrick Lane within Spring Valley. MN/my/cv (For possible action)
6. UC-25-0668-FASHION SHOW MALL, LLC:
USE PERMIT to allow a vehicle rental facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/hw/cv (For possible action)
7. UC-25-0677-WESTPORT LAS VEGAS GLEN AVENUE SELF STORAGE, LLC:
USE PERMIT to allow a banquet facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing commercial/industrial complex on a portion of 9.62 acres in a CG (Commercial General) Zone. Generally located south of Glen Avenue and west of Jacyra Avenue within Winchester. TS/my/cv (For possible action)
8. UC-25-0721-SGS NORTH AMERICA, INC.:
USE PERMIT to allow a laboratory within an existing office and office/warehouse complex on a portion of 10.01 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Sunset Road and west of Sandhill Road within Paradise. JG/my/cv (For possible action)
9. VS-25-0675-RIBBLE THOMAS EDWARD & BETTY THERESE:
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and Tenaya Way and Belcastro Street (alignment) within Enterprise (description on file). JJ/tpd/cv (For possible action)

10. VS-25-0679-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:
VACATE AND ABANDON easements of interest to Clark County located between Rochelle Avenue and University Avenue, and Arville Street and Cameron Street within Paradise (description on file). MN/tpd/cv (For possible action)
11. VS-25-0680-PT LAW P, LLC & GL HOLDING, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Palmyra Avenue and Darby Avenue, and Jones Boulevard and Bronco Street within Spring Valley (description on file). JJ/tpd/cv (For possible action)
12. VS-25-0681-KING FUTT'S PFM, LLC SERIES 5700 BOULDER:
VACATE AND ABANDON a portion of right-of-way being a spandrel at the northeast corner of English Avenue and South Bend Street within Whitney (description on file). JG/tpd/cv (For possible action)
13. VS-25-0694-PUBLIC RIGHT OF WAY:
VACATE AND ABANDON a portion of right-of-way being Arville Street located between Tropicana Avenue and Reno Avenue within Paradise (description on file). MN/ji/cv (For possible action)
14. VS-25-0696-ROSHI 27, LLC & LEXILAND, LLC:
VACATE AND ABANDON a portion of a right-of-way being Cactus Avenue located between Schirlls Street and Hinson Street; a portion of a right-of-way being Schirlls Street located between Cactus Avenue and Rush Avenue (alignment); and easements of interest to Clark County located between Cactus Avenue and Rush Avenue (alignment), and Schirlls Street and Hinson Street within Enterprise (description on file). JJ/sd/cv (For possible action)
15. UC-25-0695-ROSHI 27, LLC & LEXILAND, LLC:
USE PERMIT for an emergency care facility.
DESIGN REVIEW for an emergency care facility on 2.03 acres in an RS20 (Residential Single-Family) Zone. Generally located north of Cactus Avenue and east of Schirlls Street within Enterprise. JJ/sd/cv (For possible action)
16. VS-25-0704-APOLLO PROPERTY HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and Lindell Road and Decatur Boulevard within Spring Valley (description on file). MN/ji/cv (For possible action)
17. VS-25-0708-NV LAS DEC, LLC:
AMENDED VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and Rainbow Boulevard and Redwood Street (previously not notified); and a portion of right-of-way being Redwood Street located between Maule Avenue and Badura Avenue within Enterprise (description on file). MN/rp/cv (For possible action)
18. PA-25-700034-CLF, LLC:
PLAN AMENDMENT to redesignate the land use category from RN (Ranch Estate Neighborhood) to LN (Low-Intensity Suburban Neighborhood) on 2.09 acres. Generally located on the southeast corner of McLeod Drive and Viking Road within Paradise. TS/mc (For possible action)
19. VS-25-0559-CLF, LLC:
VACATE AND ABANDON a portion of right-of-way being Viking Road located between McLeod Drive and Mojave Road; and a portion of right-of-way being McLeod Drive located between Viking Road and Flamingo Road within Paradise (description on file). TS/jud/cv (For possible action)

20. WS-25-0560-CLF, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEW for a proposed single-family residential development on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud/cv (For possible action)
21. TM-25-500140-CF, LLC:
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud/cv (For possible action)
22. PA-25-700042-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
PLAN AMENDMENT to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.65 acres. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rk (For possible action)
23. ZC-25-0689-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
ZONE CHANGE to reclassify 4.65 acres from an H-2 (General Highway Frontage) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rk (For possible action)
24. VS-25-0690-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way (alignment) and Grand Canyon Drive, and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg/cv (For possible action)
25. DR-25-0691-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
DESIGN REVIEW for a proposed single-family residential development on 4.65 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rg/cv (For possible action)
26. TM-25-500169-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
TENTATIVE MAP consisting of 47 single-family residential lots and common lots on 4.65 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rg/cv (For possible action)

NON-ROUTINE ACTION ITEMS (27 – 31):

These items will be considered separately.

27. ET-24-400121 (UC-17-0652)-ARROW DEVELOPMENT CORP:
HOLDOVER USE PERMITS THIRD EXTENSION OF TIME for the following: 1) a proposed major training facility (outdoor shooting range); and 2) waive applicable design standards for proposed accessory structures (storage containers and trailers).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping adjacent to a less intensive use; 2) parking lot landscaping; 3) required trash enclosure; and 4) required paving and striping.
DESIGN REVIEWS for the following: 1) a proposed major training facility (outdoor shooting range); 2) accessory structures (storage containers and trailers); and 3) grading plan in conjunction with a hillside development (slopes greater than 12%) on 123.97 acres in an RS80 (Residential Single-Family 80) Zone. Generally located west of SR 161 and south of Sandy Valley Road within the South County Planning Area. JJ/rp/kh (For possible action)

28. UC-25-0706-MEQ-BD & D II, LLC:
USE PERMITS for the following: 1) vehicle maintenance and repair; and 2) outdoor dining, drinking and cooking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; and 2) reduced buffering and screening.
DESIGN REVIEW for modifications to an approved commercial development on 3.76 acres in a CG (Commercial General) Zone. Generally located north of Blue Diamond Road and west of Durango Drive within Enterprise. JJ/sd/cv (For possible action)
29. WS-25-0660-RAZEE ZINNIA & RAZEE NICOLAS:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; and 3) reduce separation for existing accessory structures in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Fort West Road and east of Mustang Street within the Lone Mountain planning area. MK/nai/kh (For possible action)
30. WS-25-0693-ZANNI FAMILY REVOCABLE LIVING TRUST & ZANNI JOSEPH L & THELMA K TRS:
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of De Forest Street and south of Garden Grove Avenue within Spring Valley. MN/tpd/cv (For possible action)
31. WS-25-0714-REGAL I, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce screening.
DESIGN REVIEW for modifications to a previously approved recreational vehicle storage facility within an existing commercial complex on a portion of 17.7 acres in a CG (Commercial General) Zone. Generally located east of Eastern Avenue and north of Pebble Road within Paradise. MN/rp/cv (For possible action)

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.